

ENTERPRISE FUND		FY15-16 BUDGET				FY15-16 BUDGET				NET CHANGE
		Approved by FMA Board on 6/18/15				Submitted to Fin Cmte on 12/10/15				
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
		Residential	Commercial	Utility Fund	TOTAL	Residential	Commercial	Utility Fund	TOTAL	
Personnel Services										
13	Salaries, Wages Cost	213,253	-	-	213,253	195,910	-	-	195,910	(17,343)
14	Salary Increase (2% prorated for 10 months plus fringe)	3,835	-	-	3,835	-	-	-	-	(3,835)
15	Bonus Program (2-3% based on reviews)	-	-	-	-	-	-	-	-	-
16	Fringe Benefits	76,697	-	-	76,697	78,169	-	-	78,169	1,472
17	Total Payroll and Fringe	293,785	-	-	293,785	274,079	-	-	274,079	(19,706)
18	Full -Time				3				-	(3)
19	Contractors				-				-	-
20	Part-Time				2				-	(2)
Administrative										
23	Labor-Administration (Includes Office Temps)	-	51,312	-	51,312	-	51,312	-	51,312	-
24	Advertising	2,000	-	-	2,000	2,000	-	-	2,000	-
25	Miscellaneous- Bldg 73 Ofc UTILITIES	2,398	-	-	2,398	2,398	-	-	2,398	-
26	Bank Fees & Finance Charges	-	-	-	-	-	-	-	-	-
27	Training	7,500	-	-	7,500	7,500	-	-	7,500	-
28	Prof. Svcs-Court\Collection (+BAD DEBT EXP)	350	-	-	350	350	-	-	350	-
29	Leasing Commission (Non CAM)	-	104,884	-	104,884	-	104,884	-	104,884	-
30	Leasing Expense	-	840	-	840	-	840	-	840	-
31	Office Supplies	7,680	1,320	-	9,000	7,680	1,320	-	9,000	-
32	FF&E Exp-Computers\Software (+Onesite Fees)	11,905	2,000	-	13,905	11,905	2,000	-	13,905	-
33	FF&E Exp-Copier\Fax	2,899	-	-	2,899	2,899	-	-	2,899	-
34	Pagers\Cell Phones	5,060	4,020	-	9,080	5,060	4,020	-	9,080	-
35	Postage\Courier	258	300	-	558	258	300	-	558	-
36	On Line Fees	-	-	-	-	-	-	-	-	-
37	Telephone-Mgmt Office	4,709	3,960	-	8,669	4,709	3,960	-	8,669	-
38	Telephone - Life Safety		20,100		20,100		20,100		20,100	-
39	Meals\Lodging\Travel	-	8,580	-	8,580	-	8,580	-	8,580	-
40	Conference/Training Fees	-	-	-	-	-	-	-	-	-
41	Uniforms	200	2,050	-	2,250	200	2,050	-	2,250	-
42	Total Administrative	44,959	199,366	-	244,325	44,959	199,366	-	244,325	-
Management Fees										
45	Management Fee	-	165,000	-	165,000	-	165,000	-	165,000	-
46	Total Management Fees	-	165,000	-	165,000	-	165,000	-	165,000	-
Insurance										
49	Vehicle Insurance	250	-	-	250	250	-	-	250	-
50	Property Insurance	68,796	113,987	-	182,783	68,796	142,367	-	211,163	28,380
51	Total Insurance	69,046	113,987	-	183,033	69,046	142,367	-	211,413	28,380
Cleaning										
54	Cleaning - Office Building 73 (Admin)	1,482	1,980	-	3,462	1,482	1,980	-	3,462	-

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		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	NET
		Residential	Commercial	Utility Fund	TOTAL	Residential	Commercial	Utility Fund	TOTAL	CHANGE
55	Cleaning Contract	22,057	71,423	-	93,480	22,057	71,423	-	93,480	-
56	Cleaning Supplies	543	-	-	543	543	-	-	543	-
57	Total Cleaning	24,082	73,403	-	97,485	24,082	73,403	-	97,485	-
Service Contracts										
60	HVAC Contract	-	221,705	-	221,705	-	256,128	-	256,128	34,423
61	Extermination Contract	9,600	4,470	-	14,070	9,600	6,655	-	16,255	2,185
62	Emergency Generator Contract	-	4,600	-	4,600	-	5,314	-	5,314	714
63	Equipment Service Contract/Lease	-	5,245	-	5,245	-	6,059	-	6,059	814
64	Fire/Life Safety	15,549	34,451	-	50,000	15,549	42,214	-	57,763	7,763
65	Landscaping Contract BRICKMAN	21,846	328,154	-	350,000	21,846	382,497	-	404,343	54,343
66	Landscaping-Plants/Flowers/Mulch BRICKMAN	8,120	11,880	-	20,000	8,120	14,985	-	23,105	3,105
67	Trash Removal/Recycling Contract	-	5,820	-	5,820	-	6,724	-	6,724	904
68	Alarm Services Contract	-	3,600	-	3,600	-	4,159	-	4,159	559
69	Elevator R&M Contract	10,200	3,240	-	13,440	10,200	5,327	-	15,527	2,087
70	Water Treatment Contract	-	24,553	-	24,553	-	28,365	-	28,365	3,812
71	Total Service Contracts	65,315	647,718	-	713,033	65,315	758,428	-	823,743	110,710
Repairs & Maintenance PROP & MAINT DIV										
74	Labor-R & M (includes Maint Temps)	191,745	220,424	-	412,169	191,745	284,420	-	476,165	63,996
75	Labor-Building Manager	-	92,622	-	92,622	-	107,003	-	107,003	14,381
76	Building Interior CARPENTRY	10,000	15,000	-	25,000	10,000	18,882	-	28,882	3,882
77	Consulting - Arch/Engr	-	-	-	-	-	-	-	-	-
78	Lead-Based Dust Remediation	150,000	-	-	150,000	150,000	23,290	-	173,290	23,290
79	Door & Glass Repair\Replacement	400	4,000	-	4,400	400	4,683	-	5,083	683
80	Electrical R & M CONTRACT	8,200	4,800	-	13,000	8,200	6,818	-	15,018	2,018
81	Light Bulbs	-	7,800	-	7,800	-	9,011	-	9,011	1,211
82	Generator Repairs CONTRACT	1,400	4,000	-	5,400	1,400	4,838	-	6,238	838
83	Equipment R & M	-	1,200	-	1,200	-	1,386	-	1,386	186
84	Maintenance Equipment Rental	25,900	25,000	-	50,900	25,900	32,903	-	58,803	7,903
85	Landscaping R & M	-	7,730	-	7,730	-	8,930	-	8,930	1,200
86	Locks and Keys	8,631	1,100	-	9,731	8,631	2,611	-	11,242	1,511
87	Painting - Interior	90,437	30,000	-	120,437	90,437	48,700	-	139,137	18,700
88	Flooring R & M-Interior	48,314	-	-	48,314	48,314	7,502	-	55,816	7,502
89	Painting R & M-Exterior	51,500	51,500	-	103,000	51,500	67,492	-	118,992	15,992
90	Irrigation R & M	-	1,650	-	1,650	-	1,906	-	1,906	256
91	Contracts - Other	15,905	-	-	15,905	15,905	2,470	-	18,375	2,470
92	Plumbing	13,331	2,400	-	15,731	13,331	4,843	-	18,174	2,443
93	Fire\Security Equipment R & M	-	26,400	-	26,400	-	30,499	-	30,499	4,099
94	Signage	-	2,520	-	2,520	-	2,911	-	2,911	391
95	Small Tools	2,864	2,520	-	5,384	2,864	3,356	-	6,220	836
96	FF&E Exp-Appliances	5,059	-	-	5,059	5,059	786	-	5,845	786
97	FF&E Exp - trash/recycle bins, generators etc	20,831	-	-	20,831	20,831	3,234	-	24,065	3,234
98	Supplies R & M (other)	8,836	4,800	-	13,636	8,836	6,917	-	15,754	2,117

ENTERPRISE FUND		FY15-16 BUDGET				FY15-16 BUDGET				NET
		Approved by FMA Board on 6/18/15				Submitted to Fin Cmte on 12/10/15				
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
		Residential	Commercial	Utility Fund	TOTAL	Residential	Commercial	Utility Fund	TOTAL	
99	Supplies-Electrical	17,435	-	-	17,435	17,435	2,707	-	20,142	2,707
100	Supplies-Landscaping	12	-	-	12	12	2	-	14	2
101	Supplies-HVAC	9,624	6,000	-	15,624	9,624	8,426	-	18,050	2,426
102	Supplies-Painting	396	300	-	696	396	408	-	804	108
103	Supplies-Plumbing	9,176	1,000	-	10,176	9,176	2,580	-	11,756	1,580
104	Vehicle-Fuel (truck-carts-maint trvl)	2,472	1,200	-	3,672	2,472	1,770	-	4,242	570
105	Vehicle R & M	412	1,200	-	1,612	412	1,450	-	1,862	250
106	Tenant Improvements (non-capital)	-	276,680	-	276,680	-	319,639	-	319,639	42,959
107	Building Repairs	-	24,000	-	24,000	-	27,726	-	27,726	3,726
108	Building renovations for leasing make-ready	-	-	-	-	-	-	-	-	-
109	HVAC Repairs not in contract	-	-	-	-	-	-	-	-	-
110	Snow Removal	-	2,000	-	2,000	-	2,311	-	2,311	311
111	Roof R & M Contract + Supplies	44,000	20,400	-	64,400	44,000	30,399	-	74,399	9,999
112	Gutter Cleaning/Repair	44,000	25,000	-	69,000	44,000	35,713	-	79,713	10,713
113	Tree Maintenance	-	40,000	-	40,000	-	46,211	-	46,211	6,211
114	Fascia/Soffitt Repairs	25,000	25,000	-	50,000	25,000	32,763	-	57,763	7,763
115	Parking Lot Repairs & Striping	-	40,000	-	40,000	-	46,211	-	46,211	6,211
116	Total Repairs & Maintenance	805,882	968,246	-	1,774,128	805,882	1,243,709	-	2,049,591	275,463
	Taxes and Licenses									
119	Real Estate Taxes - PILOT	342,115	638,189	-	980,304	342,115	638,189	-	980,304	-
120	Total Taxes and Licenses	342,115	638,189	-	980,304	342,115	638,189	-	980,304	-
	Utilities									
123	Electricity	231,782	616,589	-	848,371	231,782	748,313	-	980,095	131,724
124	Electricity (Non CAM)	-	-	-	-	-	-	-	-	-
125	Trash Removal\Recycling Contract CITYHPT	7,067	-	-	7,067	7,067	1,097	-	8,164	1,097
126	Water & Sewer	130,151	30,576	450,000	610,727	130,151	125,401	450,000	705,553	94,825
127	Fuel & Oil	-	1,900	-	1,900	-	2,195	-	2,195	295
128	Natural Gas	74,393	37,740	350,000	462,133	74,393	109,494	350,000	533,887	71,754
129	Total Utilities	443,394	686,805	800,000	1,930,199	443,394	986,500	800,000	2,229,894	299,695
	Non-Capitalized Non-recurring Costs									
132	Moisture Control Equipment (Fans & Dehumidifiers)	-	-	-	-	-	-	-	-	-
133	Repairs to B27A & Relocation of Leasing Office	19,500	19,500	-	39,000	19,500	19,500	-	39,000	-
134	Measurement of Residential Units	30,000	-	-	30,000	30,000	-	-	30,000	-
135	Repairs to Post Theater for Re-Use	50,000	-	-	50,000	50,000	-	-	50,000	-
136	Computer Equipment for Leasing/Maintenance Office	1,500	-	-	1,500	1,500	-	-	1,500	-
		-	-	-	-	-	-	-	-	-
138	Total Non-Capitalized Non-recurring Costs	101,000	19,500	-	120,500	101,000	19,500	-	120,500	-
	TOTAL COSTS	2,189,579	3,512,214	800,000	6,501,793	2,169,873	4,226,462	800,000	7,196,335	694,542
	BALANCE SHEET BUDGET (uses Cash)									
143	Tenant Improvements (non-capital in R&M above)	-	-	-	-	-	-	-	-	-
144	FF&E - Improvements	-	-	-	-	-	-	-	-	-

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		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	NET
		Residential	Commercial	Utility Fund	TOTAL	Residential	Commercial	Utility Fund	TOTAL	CHANGE
145	Repair residential units (moved to R&M section)	-	-	-	-	-	-	-	-	-
146	Capital HVAC Upgrades to Building 19					150,000			150,000	150,000
147	Central Core Bathrooms in Building 100					350,000			350,000	350,000
148	Convert Building 80 to residential	-	575,000	-	575,000	-	575,000	-	575,000	-
149	Total Balance Sheet Budget	-	575,000	-	575,000	500,000	575,000	-	1,075,000	500,000
SUMMARY - Enterprise Fund										
Category Totals										
154	Personnel	293,785	-	-	293,785	274,079	-	-	274,079	(19,706)
155	Administrative	44,959	199,366	-	244,325	44,959	199,366	-	244,325	-
156	Management Fees	-	165,000	-	165,000	-	165,000	-	165,000	-
157	Insurance	69,046	113,987	-	183,033	69,046	142,367	-	211,413	28,380
158	Cleaning	24,082	73,403	-	97,485	24,082	73,403	-	97,485	-
159	Service Contracts	65,315	647,718	-	713,033	65,315	758,428	-	823,743	110,710
160	Repairs and Maintenance	805,882	968,246	-	1,774,128	805,882	1,243,709	-	2,049,591	275,463
161	Taxes and Licenses	342,115	638,189	-	980,304	342,115	638,189	-	980,304	-
162	Utilities	443,394	686,805	800,000	1,930,199	443,394	986,500	800,000	2,229,894	299,695
163	Non-Capitalized Non-recurring Costs	101,000	19,500	-	120,500	101,000	19,500	-	120,500	-
164	Balance Sheet Items (require cash)	-	575,000	-	575,000	500,000	575,000	-	1,075,000	500,000
165	TOTAL COSTS	2,189,579	4,087,214	800,000	7,076,793	2,669,873	4,801,462	800,000	8,271,335	1,194,542
Revenues										
169	Chamberlin Ground Lease	-	-	-	-	-	-	-	-	-
170	Apt Demolition (committed funds from FY12)	-	-	-	-	-	-	-	-	-
171	Residential Leases - Homes	3,500,000	-	-	3,500,000	3,500,000	-	-	3,500,000	-
172	Rent Concessions	(150,000)	(102,811)	-	(252,811)	(150,000)	(102,811)	-	(252,811)	-
173	Residential - Garages	6,400	-	-	6,400	6,400	-	-	6,400	-
174	Residential Leases - Apartments	-	-	-	-	-	-	-	-	-
175	Commercial - Office/Warehouse	-	885,354	-	885,354	-	885,354	-	885,354	-
176	Event Rentals	-	-	-	-	-	-	-	-	-
177	CAM Recoveries	-	42,065	-	42,065	-	42,065	-	42,065	-
178	Utility Reimbursement	-	193,608	-	193,608	-	193,608	-	193,608	-
179	Construction Loan	-	-	-	-	-	-	-	-	-
180	Revenue - Utility Fund	-	-	525,000	525,000	-	-	525,000	525,000	-
181	NPS Task Agreement O&M Task Agreement Aug - Jun					101,072			101,072	101,072
182	Other Income	20,000	8,337	-	28,337	20,000	8,337	-	28,337	-
183	TOTAL REVENUES	3,376,400	1,026,553	525,000	4,927,953	3,477,472	1,026,553	525,000	5,029,025	101,072
185	Funding (to)/from Government Fund	1,186,821	(3,060,661)	(275,000)	(2,148,840)	807,599	(3,774,909)	(275,000)	(3,242,310)	(1,093,470)